

1 BILL NO. R-84-10- 05

2 DECLARATORY RESOLUTION NO. R-124-84

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 September 24, 1984, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 Part of the Northwest Quarter of the
12 Northeast Quarter of Section 28,
13 Township 31 North, Range 12 East,
Allen County, Indiana, more parti-
14 cularly described as follows, to-
wit:

15 Commencing at the North Quarter Corner
16 of said Section 28; thence South, on
17 and along the West line of said North-
18 east Quarter, a distance of 414.0
19 feet to a survey pipe found; thence
20 continuing Southerly, by a deflection
21 angle left of 2°-13', a distance of
22 201.5 feet to a steel rail post found,
23 being the true point of beginning of
the herein described parcel; thence
24 Easterly by a deflection angle left
25 of 90°-29' (recorded 89°-31') on and
26 along a line established by monuments
27 found, a distance of 346.22 feet;
28 thence Southerly, by a deflection
29 angle right of 90°-29', a distance
30 of 378.07 feet; thence Easterly, by
31 a deflection angle left of 90°-17',
32 a distance of 487.79 feet; thence
Northeasterly, by a deflection angle
left of 65°-02', a distance of 71.70
feet; thence Northerly, by a deflec-
tion angle left of 24°-44', a dis-
tance of 272.59 feet; thence North-
easterly, by a deflection angle right
of 48°-05', a distance of 116.88 feet
to a point on the centerline of Goshen
Road; thence Southeasterly, by a de-
flection angle right of 90°-13', on
and along said centerline, a distance
of 554.03 feet; thence Westerly, by
an interior angle of 48°-32', on and
along a line established by monuments
found, a distance of 9.91 feet to a
point on the East line of the North-
west Quarter of said Northeast Quarter;

1 Page Two

2 thence Southerly, by a deflection
3 angle left of 89°-28', on and along
4 said East line, a distance of 325.1
5 feet (recorded 328.68 feet) to the
6 Southeast corner of said Northwest
7 Quarter; thence Westerly, by an in-
8 terior angle of 90°-41', on and
9 along the South line of said North-
10 west Quarter, a distance of 1310.0
11 feet (recorded 1390.44 feet) to the
12 Southwest corner of said Northwest
13 Quarter; thence Northerly, by an
14 interior angle of 89°-14', on and
15 along the West line of said North-
16 east Quarter, a distance of 328.3
17 feet (recorded 328.68 feet) to a
18 rail post found; thence Northerly,
19 by a deflection angle left of
20 00°-20', continuing along said
21 West line, a distance of 376.86
22 feet to the true point of begin-
23 ning, containing 15.350 acres of
24 land, subject to legal right-of-
25 way for Goshen Road, subject to
26 easements shown on the survey and
27 subject to all easements of record;

28 said property more commonly known as 2817 Goshen Road, Fort Wayne,
29 Indiana;

30 WHEREAS, it appears that said petition should be pro-
31 cessed to final determination in accordance with the provisions
32 of said Division 6.

33 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
34 OF THE CITY OF FORT WAYNE, INDIANA:

35 SECTION 1. That, subject to the requirements of Section
36 4, below, the property hereinabove described is hereby designated
37 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
38 12.1. Said designation shall begin upon the effective date of
39 the Confirming Resolution referred to in Section 3 of this Resolu-
40 tion and shall continue for one (1) year thereafter. Said desig-
41 nation shall terminate at the end of that one-year period.

42 SECTION 2. That upon adoption of this Resolution:

43 (a) Said Resolution shall be filed with the Allen
44 County Assessor;

Page Three

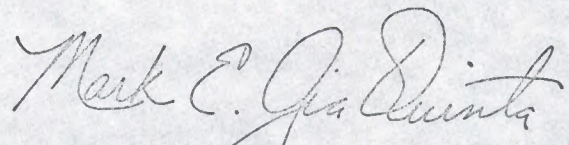
(b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

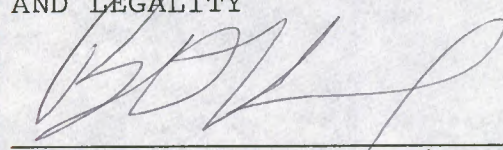
(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 2. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of
_____, 19____, at _____ o'clock _____ .M., E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Mia Quinta,
seconded by Stier, and duly adopted, placed on its
passage. PASSED (~~lost~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 10-9-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)
(~~SPECIAL~~) (~~ZONING MAP~~) ~~ORDINANCE~~ (RESOLUTION) NO. R-124-84
on the 9th day of October, 1984,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Bay-A E. Ebert
PRESIDING OFFICER

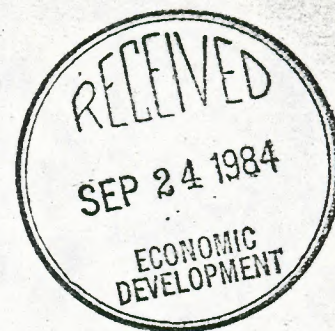
Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 10th day of October, 1984,
at the hour of 11:00 o'clock AM .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 10th day of October,
1984, at the hour of 2:00 o'clock P .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Lincolnway International Trucks
2. Owner(s) Phil A. Whiteman & Jerry L. Garrison
3. Address of Owner(s) 333 No. Clinton
Ft. Wayne, IN.
4. Telephone Number of Owner(s) () 423-1451
5. Relationship of Applicant to Owner(s) if any SAME
6. Address of Applicant SAME AS ABOVE
7. Telephone number of Applicant () 423-1451
8. Address of Property Seeking Designation 2817 Goshen Rd
9. Legal Description of Property Proposed for Designation (may be attached)
"See attached"
Key # 80028003
10. Township Washington
11. Taxing District Ft. Wayne - Washington

12. Current Zoning 14⁺ acres M-1, .7 acre B3B
13. Variance Granted (if any) NO
14. Current Use of Property
- a. How is property presently used? Vacant
- b. What Structure(s) (if any) are on the property? old filling station
- b. What is the condition of this structure/these structures? poor
15. Current Assessed Value of Real Estate
- a. Land 25,200
- b. Improvements 57,100
16. Amount of Total Property Taxes Owed During the Immediate Past Year 6,137.22
17. Description of Proposed Improvements to the Real Estate 35000 sf building, installation of new equipment
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin? Oct 1, 1984
- b. When is completion expected? Apr 1, 1985
19. Cost of Project (not including land costs) \$1,600,000

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 74 - (38 NEW JOBS)

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? mechanics, parts men,
administration, salesmen, leasing

c. Anticipated time frame for reaching employment level stated above?

3 years

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) NONE

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? _____

Lack of development in recent years. Substandard
building.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Building a showplace

objectives of the City of Fort Wayne? Building a showplace
truck sales, leasing, service plaza to replace a vacant
underutilized parcel.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. *None*

description of same, or a copy thereof. None

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES ☒ NO

26. Financing on Project

What is the status of financing connected with this project?

EDC financing pending final approval.

I hereby certify that the information and representation on this Application are true and complete.

<u>Welhelm Real Estate Corp</u>	<u>9-24-84</u>
Signature(s) of Owners	Date
owner of property:	
<u>Philip J. Welhelm - Vice Pres</u>	
partner of business:	
<u>Russell Wayne Sitlington - Partner</u>	<u>9-24-84</u>
<u>P. A. [unclear] - Pres</u>	<u>9-24-84</u>
<u>J. Harrison [unclear]</u>	

Information Below to be filled in by Department of Economic Development:

Date Application Received:	_____
Date Application Forwarded to Law Dept:	_____
Date of Legal Notice Publication:	_____
Date of Public Hearing:	_____
Date of Building Permit:	_____
Approved or Denied? Date:	_____
Allocation Area:	_____

8-16-84

NEW FACILITY COST PROJECTION

1)	Land	9.29 Acres =	\$205,000.	# 205,000
	Additional	6.0 Acres =	<u>70,000.</u>	
	Total	15.29 Acres	\$ 275,000.	
2)	Building	^{35,000} 30,000 sq. ft.	750,000.	1400,000
3)	Paved Driveways, Aprons, and Parking Areas		160,000.	incl.
4)	Site Work and Landscaping		50,000.	50,000
5)	Equipment		<u>120,000.</u>	<u>120,000</u>
	Total Project Cost		\$1,355,000.	# 1,775,000

Range 12 East,

Commencing at the North Quarter Corner of said Section 28; thence South, on and along the West line of said Northeast Quarter, a distance of 414.0 feet to a survey pipe found; thence continuing Southerly, by a deflection angle left of 2°-13', a distance of 201.5 feet to a steel rail post found, being the true point of beginning of the herein described parcel; thence Easterly by a deflection angle left of 90°-29' (recorded 89°-31') on and along a line established by monuments found, a distance of 346.22 feet; thence Southerly, by a deflection angle right of 90°-29', a distance of 378.07 feet; thence Easterly, by a deflection angle left of 90°-17', a distance of 487.79 feet; thence Northeasterly, by a deflection angle left of 65°-02', a distance of 71.70 feet; thence Northerly, by a deflection angle left of 24°-44', a distance of 272.59 feet; thence Northeasterly, by a deflection angle right of 48°-05', a distance of 116.68 feet to a point on the centerline of Goshen Road; thence Southeasterly, by a deflection angle right of 90°-13', on and along said centerline, a distance of 554.03 feet; thence Westerly, by an interior angle of 48°-32', on and along a line established by monuments found, a distance of 9.91 feet to a point on the East line of the Northwest Quarter of said Northeast Quarter; thence Southerly, by a deflection angle left of 89°-28', on and along said East line, a distance of 325.1 feet (recorded 328.68 feet) to the Southeast corner of said Northwest Quarter; thence Westerly, by an interior angle of 90°-41', on and along the South line of said Northwest Quarter, a distance of 1310.0 feet (recorded 1309.44 feet to the Southwest corner of said Northwest Quarter; thence Northerly, by an interior angle of 89°-14', on and along the West line of said Northeast Quarter, a distance of 328.3 feet (recorded 328.68 feet) to a rail post found; thence Northerly, by a deflection angle left of 00°-20', continuing along said West line, a distance of 376.86 feet to the true point of beginning, containing 15.350 acres of land, subject to legal right-of-way for Goshen Road, subject to easements shown on the survey and subject to all easements of record.

CERTIFICATE OF SURVEY

This document is a record of a resurvey of land and real estate prepared in conformity with the established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of Allen County, State of Indiana. The land described exists in full dimensions as shown hereon in fact. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated.

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution2-84-10-05DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1. (Lincolnway International
Trucks, 2817 Goshen Road)

EFFECT OF PASSAGE Building a showplace truck sales-leasing-service plaza
to replace a vacant, underutilized parcel of land.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$1,600,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____



The City of Fort Wayne

Ms. Trudy Sterling
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of October 13, 1984, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Bills No. R-84-10-01 & R-84-10-02
Bills No. R-84-10-03 & R-84-10-04
Bills No. R-84-10-05 & R-84-10-06

Please send us 4 copies of each of the above Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 3

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-84-10-05 AND R-84-10-06)

Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on October 9, 1984,
date
designating property at Lincolnway International Trucks, 2817
Goshen Road, Fort Wayne, Indiana

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, October 23, 1984, at 7:15 P.M.,
date, time & place
Room 128, City-County Bldg. One Main Street, Fort Wayne, Indiana

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.

Sandra E. Kennedy

Sandra E. Kennedy
City Clerk